

# NEW MIXED-USE DEVELOPMENT IN HOLLYWOOD

## Restaurant/Retail For Lease

**KWP**  
REAL ESTATE

1410 N. Highland Ave., Hollywood, CA 90028

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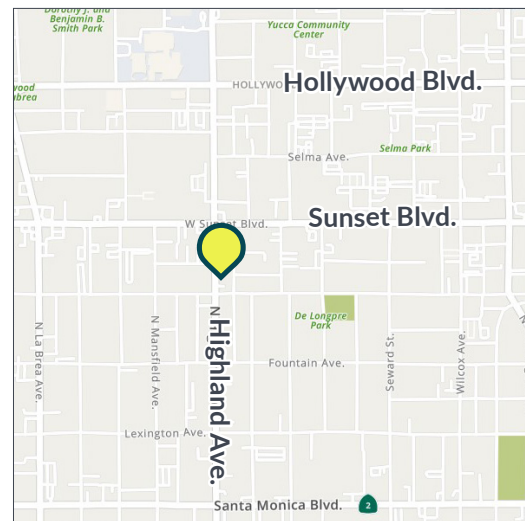
### AVAILABLE

- Size:** ±780 SF
- Rent:** \$5,250.00/Mo.  
*Tenant pays personal utilities/janitorial/etc.*
- Parking:** 3 designated parking spaces
- Delivery:** Q2 2026

### PROPERTY HIGHLIGHTS

- Commercial space below 180 co-living units
- Highly visible corner space with floor-to-ceiling glass windows and ±17 foot ceilings
- Ample outdoor seating with with two points of ingress / egress to retail space
- Grease interceptor in place
- Located on the main thoroughfare to the 101 Freeway
- ±75,589 cars per day at Sunset Blvd. and Highland Ave.
- Population of ±178,734 with average HHI of ±\$137,824 within two miles

*\* Prospective tenants are hereby advised that all uses are subject to City approval*



### TRADE AREA

BLACK CANVAS  
COFFEE

OVATION  
HOLLYWOOD



superba



QWENCH  
juice bar



Panera  
BREAD®

Mel's  
DRIVE-IN

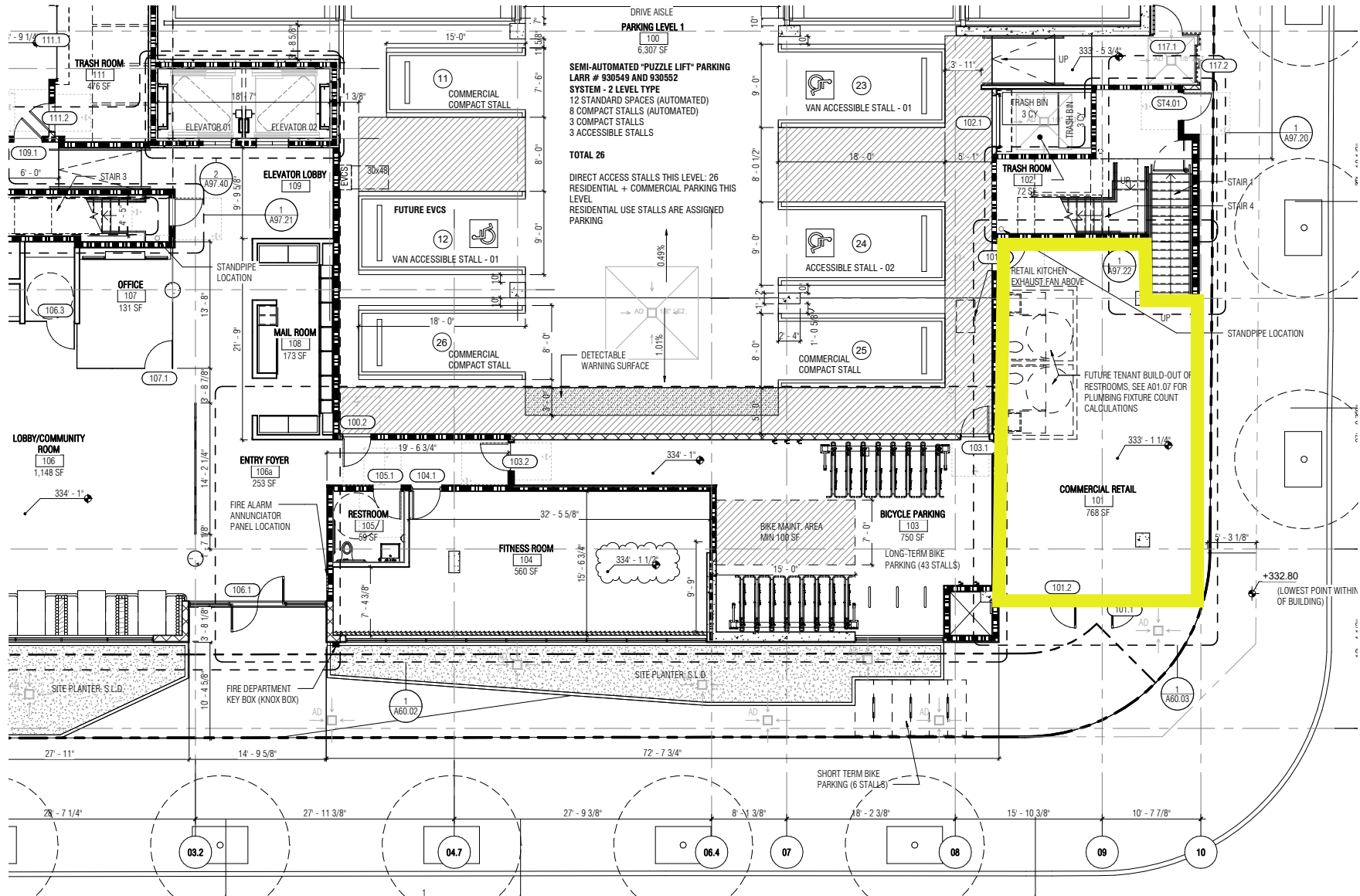
ROSS  
DRESS FOR LESS

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### AREA DEMOGRAPHICS



	0.5 Mile	1 Mile	2 Miles
<b>POPULATION</b>			
2025 Estimated Population	19,039	67,159	178,734
2030 Projected Population	20,018	67,573	175,698
2020 Census Population	16,699	58,805	166,707
2010 Census Population	14,021	53,392	159,210
Projected Annual Growth 2025 to 2030	1.0%	0.1%	-0.3%
Historical Annual Growth 2010 to 2025	2.4%	1.7%	0.8%
2025 Median Age	34.9	36.3	37.9
<b>HOUSEHOLDS</b>			
2025 Estimated Households	10,374	37,545	92,661
2030 Projected Households	11,308	39,214	94,297
2020 Census Households	9,326	33,774	87,368
2010 Census Households	7,814	29,874	80,861
Projected Annual Growth 2025 to 2030	1.8%	0.9%	0.4%
Historical Annual Growth 2010 to 2025	2.2%	1.7%	1.0%
<b>RACE &amp; ETHNICITY</b>			
2025 Estimated White	48.8%	53.6%	54.6%
2025 Estimated Black or African American	9.4%	8.8%	6.9%
2025 Estimated Asian or Pacific Islander	12.4%	11.1%	11.9%
2025 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
2025 Estimated Other Races	28.2%	25.5%	25.7%
2025 Estimated Hispanic	32.3%	29.8%	30.4%
<b>INCOME</b>			
2025 Estimated Average Household Income	\$101,482	\$120,225	\$137,824
2025 Estimated Median Household Income	\$77,446	\$82,580	\$90,774
2025 Estimated Per Capita Income	\$55,839	\$67,742	\$71,855
<b>EDUCATION</b>			
2025 Estimated High School Graduate	12.0%	12.6%	13.5%
2025 Estimated Some College	15.8%	16.5%	16.4%
2025 Estimated Associates Degree Only	7.6%	6.7%	6.0%
2025 Estimated Bachelors Degree Only	44.1%	39.9%	36.3%
2025 Estimated Graduate Degree	12.6%	16.2%	17.6%
<b>BUSINESS</b>			
2025 Estimated Total Businesses	2,121	5,408	12,537
2025 Estimated Total Employees	20,182	45,441	84,654
2025 Estimated Employee Population per Business	9.5	8.4	6.8
2025 Estimated Residential Population per Business	9.0	12.4	14.3



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